

147.0

0007

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

964,300 /

964,300

USE VALUE:

964,300 /

964,300

ASSESSED:

964,300 /

964,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

Total Card	/	Total Parcel
964,300	/	964,300

No	Alt No	Direction/Street/City
59		HAWTHORNE AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MCALLISTER MARK	
Owner 2:	MCALLISTER RUTH M	
Owner 3:		

Street 1:	59 HAWTHORNE AVENUE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Own Occ:	Y
Postal:	02474

PREVIOUS OWNER
Owner 1: JOHNSON ASTRID E I-ETAL -
Owner 2: WIDMAN NANCY A M -
Street 1: 419 HIGHLAND AVENUE
Twn/City: WOLLASTON
St/Prov: MA
Postal: 02170

Cntry:	
Postal:	02170

NARRATIVE DESCRIPTION
This parcel contains 4,726 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 3164 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

11514!

PRINT

Date	Time
12/11/20	01:40:43

LAST REV

Date	Time
06/11/18	13:44:38

apro

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

|
| |

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Very Good														
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Fpl: 2	Rating: Very Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1928	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G6	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD	Phys Cond: VG - Very Good			4.6 %															
Prim Int Wall: 6	Functional:			%															
Sec Int Wall:	Economic:			%															
Partition: T	Special:			%															
Prim Floors: 3	Override:			%															
Sec Floors:				Total: 4.6 %															
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES											
Subfloor:				Basic \$ / SQ: 125.00				Rate				Parcel ID	Typ	Date	Sale Price				
Bsmnt Gar:				Size Adj.: 1.02339971															
Electric: 3	- Typical			Const Adj.: 0.98990101															
Insulation: 2	- Typical			Adj \$ / SQ: 126.633															
Int vs Ext: S				Other Features: 84000															
Heat Fuel: 2	- Gas			Grade Factor: 1.00															
Heat Type: 5	- Steam			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 535071															
% Com Wall	% Sprinkled:			Depreciation: 24613															
				Depreciated Total: 510458															
MOBILE HOME				Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 147.0-0007-0002.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
3	Garage	D	Y	1	18X18	A	AV	1930		22.72	T	40	101			4,400			4,400
More: N	Total Yard Items:	4,400			Total Special Features:								Total:				4,400		